# LAND FOR SALE

**HUNTING | RECREATIONAL PROPERTY**

| Views | **M3L11 Off Rte 212, Merrill** | Off-Grid |
|---|---|---|

## $149,000

WWW.LIFESTYLEPROPERTIESOFMAINE.COM

# Table of CONTENTS



Scan to view the full property details and video!

Scan Me

*Photography by Mayhem Media*

If you've been searching for Maine land for sale with privacy, wildlife, water frontage, and multiple possibilities for the future, take a look at this 109.54-acre surveyed parcel in Merrill, Maine. Located in rural Aroostook County, known as "The County," this large tract offers the space and natural setting that many buyers are looking for when searching for Northern Maine land for sale.

The property features over 2,000 feet of frontage on Huntley Brook, providing an attractive water feature and adding to the recreational appeal of the land. With elevations ranging from approximately 740 to 840 feet and predominantly Plaisted, Howland, and Thorndike loams, the property offers a varied landscape with potential for several different uses.

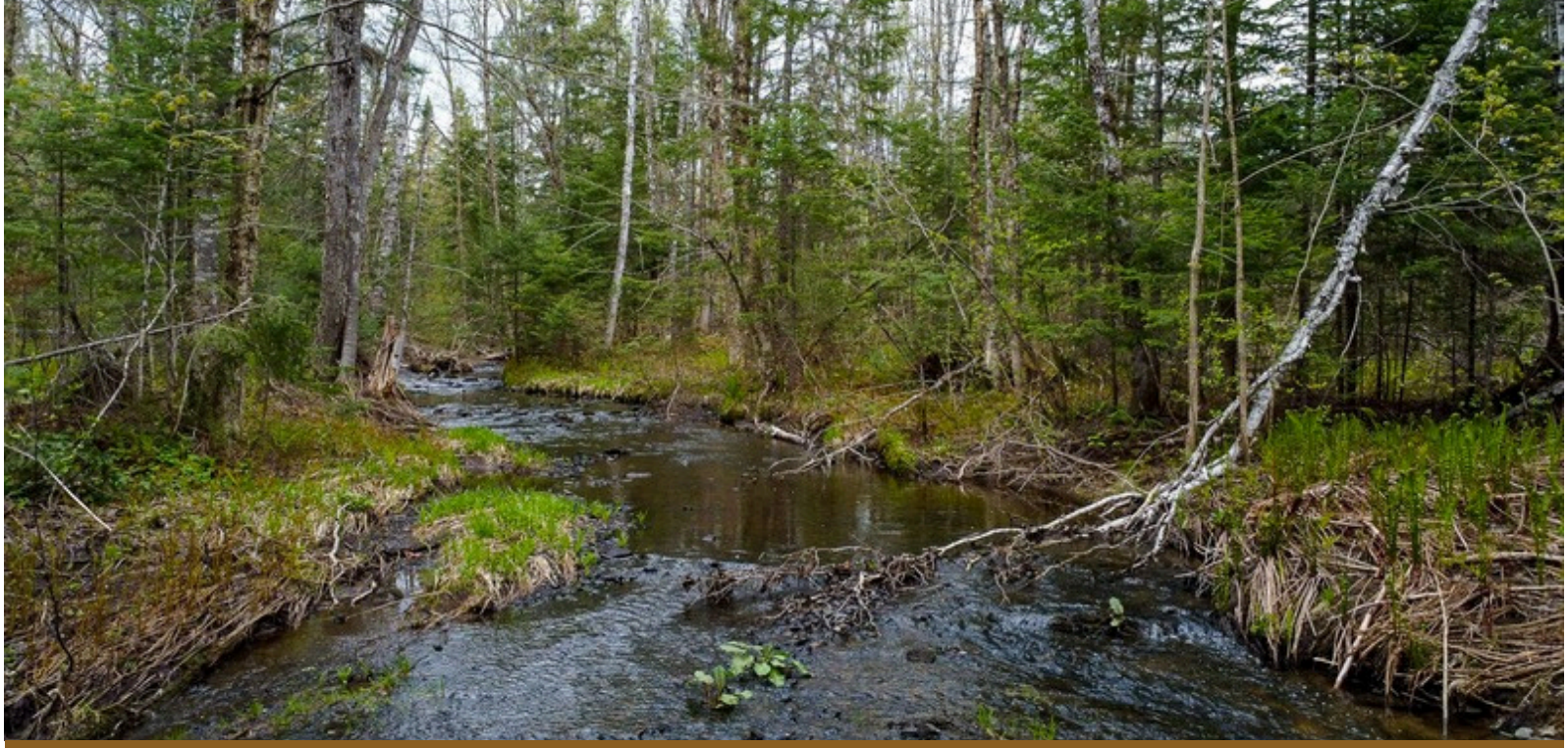
For the outdoor enthusiast, this could make an excellent Maine hunting property. Whitetail deer, moose, black bear, and upland birds are among the wildlife that may be found in this region. The land also offers potential for recreational trails, a seasonal cabin, farming, grazing, or a long-term Maine timber investment. Access is provided by a fully described private right of way, leading to a secluded property hidden from much of the outside world.

Outdoor recreation extends well beyond the property. The East Branch of the Mattawamkeag River forms just northeast of the parcel in a large undeveloped forest region. Boat landings for Mattawamkeag Lake and Pleasant Lake are approximately 10 miles away, while the Oxbow Gate to the North Maine Woods is less than 45 minutes away, opening access to millions of acres of working forest, lakes, ponds, rivers, and wildlife habitat.

Despite its private setting, the property is conveniently located about 3.5 miles from Oakfield and 18 miles from Houlton, with Presque Isle approximately 59 miles away and Bangor about 106 miles.

If you're looking for large acreage for sale in Maine, hunting land, timberland, waterfront land, or a private recreational property in Aroostook County, this 109.54-acre Merrill parcel offers an uncommon combination of size, privacy, water frontage, wildlife, and potential.

United Country Real Estate | Lifestyle Properties of Maine



# M3L11 OFF RTE 212, MERRILL

**PRICE** **$149,000**

**TAXES** $314/2026

**109.54± ACRES**

## *HOW FAR TO...*

- Shopping | Houlton, 18± miles
- Hospital | Houlton, 19± miles
- Airport | Presque Isle, 62± miles
- Interstate | Exit 286, 3.5± miles
- City | Presque Isle, 59± Miles
- Boston | 339± miles 5 Hours 15 Minutes


# Phil McPhail

Designated Broker/Owner | ALC | REALTOR®

207.290.0372 cell

207.794.6164 office

phil2@lifestylepropertiesme.com

113 W Broadway Lincoln, ME 04457

**Scan to view Phil's bio and other listings**

**Testimonial:**

'I just want to say the McPhail team had my property sold in 4 days and I received over asking price. Their knowledge and professional process makes it breeze to be a client. They walk you through all processes and make sure you understand everything before you leave the office. I highly recommend thier services and will use them in the future."

***Keith Lilly***

@uclifestylepropertiesme

@uclifestylepropertiesme

@lifestyleproperties

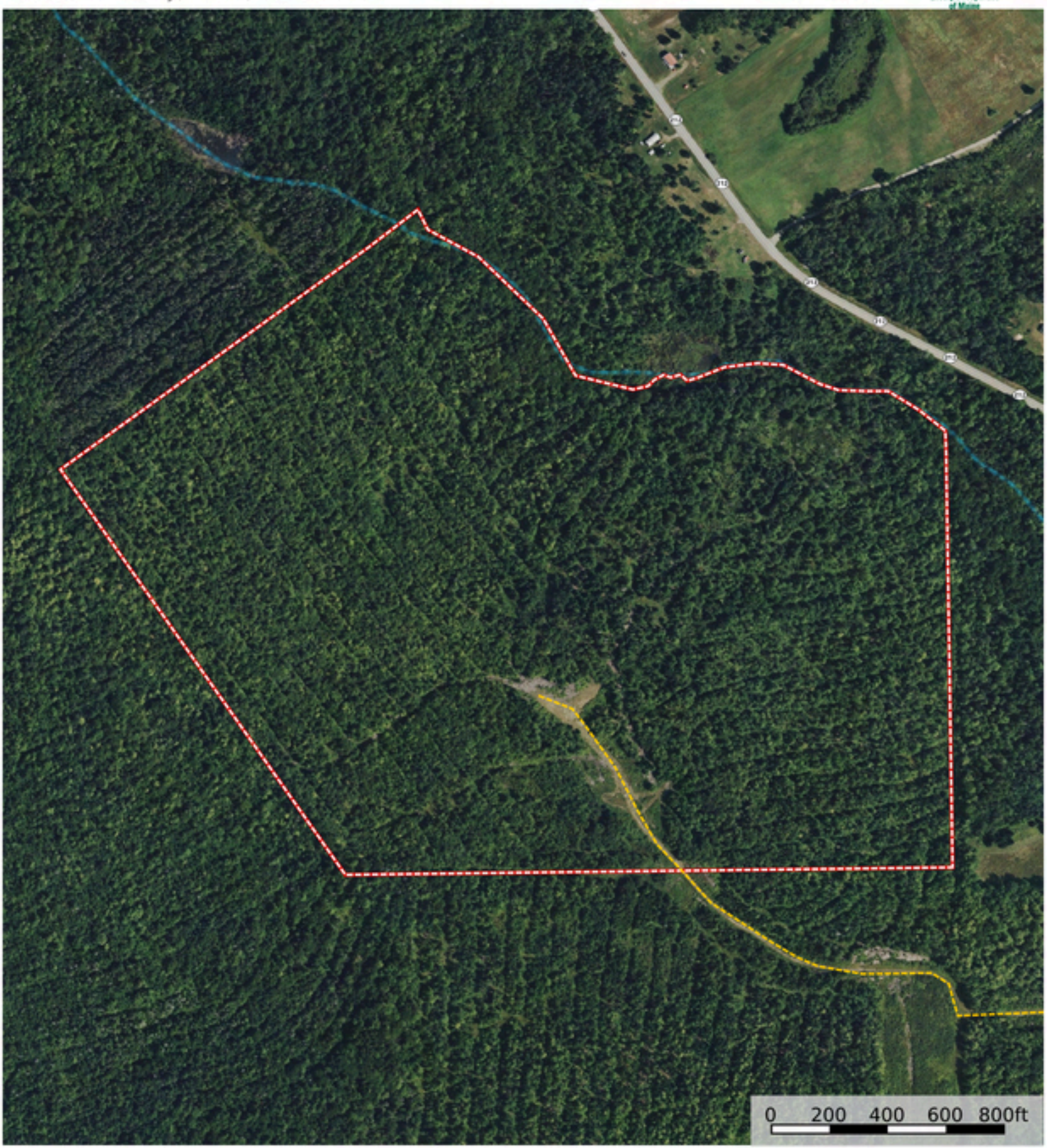
@uclifestylepropertiesme

# MUNICIPAL CONTACTS

| | |
|---|---|
| **Police** | County Sheriff<br>911 |
| **Fire** | Nearby Towns<br>911 |
| **Town Office** | 3391 US-2, Smyrna Mills, ME 04780<br>(207) 757-8286<br>Mon - Fri 8:00 to 4:00 |
| **Tax Assessor** | Town of Merril |
| **Code Enforcement** | Bill Wright<br>(207) 757-8556 |

# Merrill Rte 212 109.54 +/- acres

Aroostook County, Maine, 109.54 AC +/-

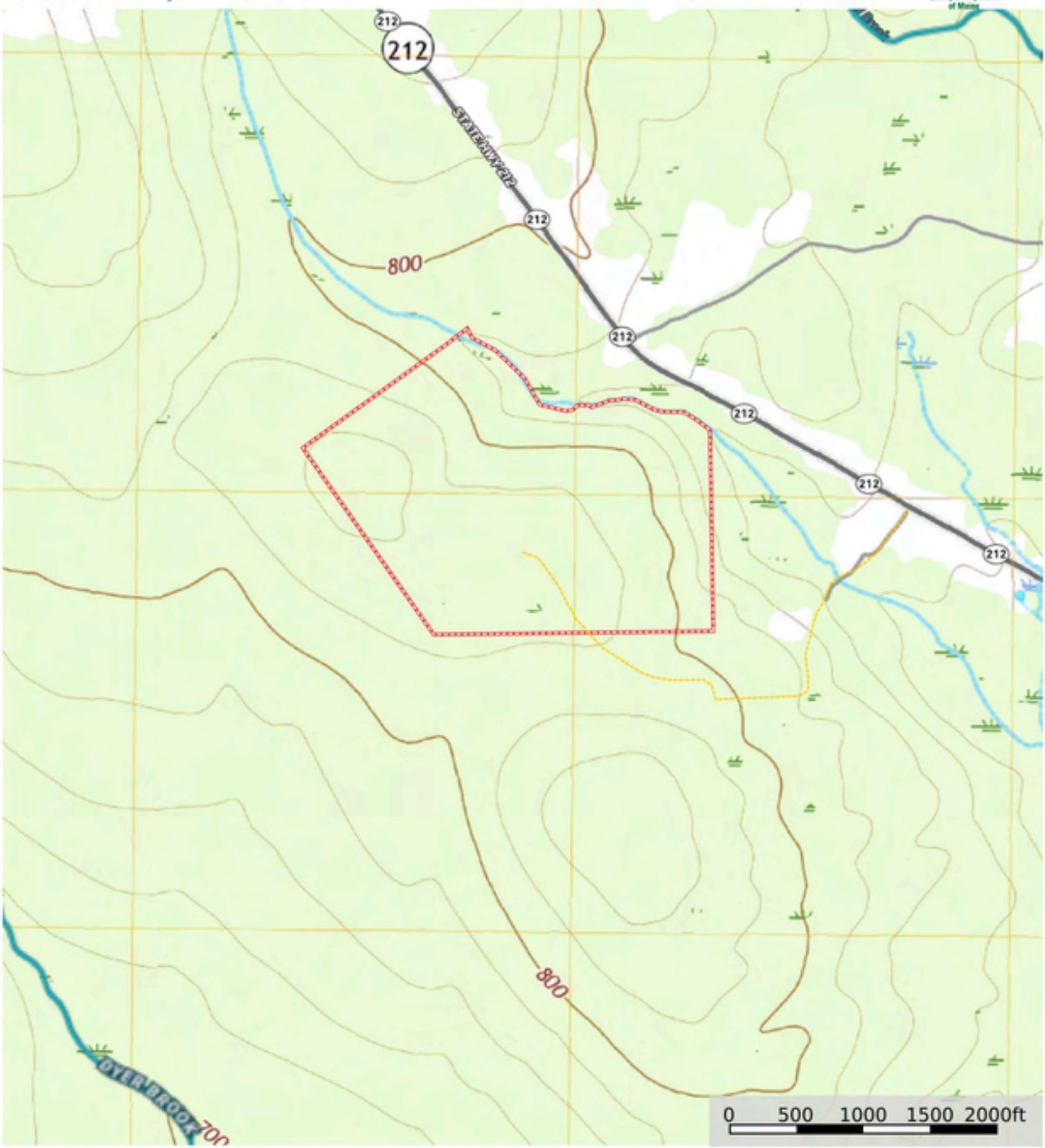



Road / Trail | Boundary | Stream, Intermittent | River/Creek | Water Body

**United Country Lifestyle Properties of Maine**
P: 800-286-6164 https://www.lifestylepropertiesofmaine.com/ 113 West Broadway

# Merrill Rte 212 109.54 +/- acres

Aroostook County, Maine, 109.54 AC +/-




Road / Trail | Boundary | Stream, Intermittent | River/Creek | Water Body


**United Country Lifestyle Properties of Maine**

P: 800-286-6164 https://www.lifestylepropertiesofmaine.com/ 113 West Broadway

# Merrill Rte 212 109.54 +/- acres

Aroostook County, Maine, 109.54 AC +/-


Road / Trail  Boundary


United Country Lifestyle Properties of Maine
P: 800-286-6164 https://www.lifestylepropertiesofmaine.com/ 113 West Broadway

41-151 B


Magnetic North
October 10, 2007

Notes:

1. All deed and reference plans referred to hereon are ones recorded in the Southern Aroostook Registry of Deeds
2. Client is David Dunn, Dunn Real Estate Trust.
3. References plans include the following:
   Plan of The Southeast Division of Merrill by Everett Burleigh, dated 1920, recorded in Plan Book 31, page 81
   Property of George Spinelli by Northeast Forest Engineering, dated 7-11-85, not recorded
   Plan of Merrill, private Archives D-3
   Property of Fred Bliss By Northeast Forest Engineering, dated April 3, 1980 recorded in Deed Book 2051, pg. 327
4. Contour lines digitized from Terrain Navigator mapping program.

# "Dunn Lots"

A Subdivision Proposal
Submitted By:

The Dunn Real Estate Trust
David A. Dunn, Trustee
12 Wild Briar Drive
Saco, Maine 04072

207-883-4327

Being Part of Land
Described in
Book 2649, page 54

## Merrill, Maine

PLANNING BOARD APPROVAL

This is to certify that after reviewing the subdivision shown by this plan and considering each of the criteria set forth in 30-A M.R.S.A Section 4404 as amended, the undersigned have made findings of fact that the subdivision meets all the criteria set forth and therefore is approved.

Date: _____ Merrill Planning Board

Conditions:

1. All buildings erected upon subdivision lots shall be for seasonal use and not permanent year around homes.
2. Access roads indicated hereon are private and shall remain private. Town of Merrill will not be responsible for road maintenance. The Town of Merrill will not be obligated to accept or take the access roads over at any time in the future.

County: Aroostook
Received: [illegible]
Time: [illegible]
Book: [illegible] page [illegible]
Attest: [illegible]

FILI

Dept. of Professional & Financial Regulation
Office of Professional & Occupational Regulation
**MAINE REAL ESTATE COMMISSION**
35 State House Station Augusta ME 04333-0035

# REAL ESTATE BROKERAGE RELATIONSHIPS FORM

## *Right Now You Are A Customer*

Are you interested in buying or selling residential real estate in Maine? Before you begin working with a real estate licensee it is important for you to understand that Maine Law provides for different levels of brokerage service to buyers and sellers. You should decide whether you want to be represented in a transaction (as a client) or not (as a customer). To assist you in deciding which option is in your best interest, please review the following information about real estate brokerage relationships:

Maine law requires all real estate brokerage companies and their affiliated licensees ("licensee") to perform certain basic duties when dealing with a buyer or seller. You can expect a real estate licensee you deal with to provide the following **customer-level services:**

- √ To disclose all material defects pertaining to the physical condition of the real estate that are known by the licensee;
- √ To treat both the buyer and seller honestly and not knowingly give false information;
- √ To account for all money and property received from or on behalf of the buyer or seller; and
- √ To comply with all state and federal laws related to real estate brokerage activity.

Until you enter into a written brokerage agreement with the licensee for client-level representation you are considered a "customer" and the licensee is not your agent. **As a customer, you should not expect the licensee to promote your best interest, or to keep any information you give to the licensee confidential, including your bargaining position.**

## *You May Become A Client*

If you want a licensee to represent you, you will need to enter into a written listing agreement or a written buyer representation agreement. These agreements **create a client-agent relationship** between you and the licensee. As a client you can expect the licensee to provide the following services, **in addition to** the basic services required of all licensees listed above:

- √ To perform the terms of the written agreement with skill and care;
- √ To promote your best interests;
  - For seller clients this means the agent will put the seller's interests first and negotiate the best price and terms for the seller;
  - For buyer clients this means the agent will put the buyer's interests first and negotiate for the best prices and terms for the buyer; and
- √ To maintain the confidentiality of specific client information, including bargaining information.

### COMPANY POLICY ON CLIENT-LEVEL SERVICES — WHAT YOU NEED TO KNOW

The real estate brokerage company's policy on client-level services determines which of the three types of agent-client relationships permitted in Maine may be offered to you. The agent-client relationships permitted in Maine are as follows:

- √ The company and all of its affiliated licensees represent you as a client (called "**single agency**");
- √ The company appoints, with your written consent, one or more of the affiliated licensees to represent you as an agent(s) (called "**appointed agency**");
- √ The company may offer limited agent level services as a **disclosed dual agent**.

### WHAT IS A DISCLOSED DUAL AGENT?

In certain situations a licensee may act as an agent for and represent both the buyer and the seller in the same transaction. This is called **disclosed dual agency**. *Both the buyer and the seller must consent to this type of representation in writing.*

Working with a dual agent is not the same as having your own exclusive agent as a single or appointed agent. For instance, when representing both a buyer and a seller, the dual agent must not disclose to one party any confidential information obtained from the other party.

> ***Remember!***
> *Unless you enter into a written agreement for agency representation, you are a customer—not a client.*

### THIS IS NOT A CONTRACT

It is important for you to know that this form is not a contract. The licensee's completion of the statement below acknowledges that you have been given the information required by Maine law regarding brokerage relationships so that you may make an informed decision as to the relationship you wish to establish with the licensee/company.

*To Be Completed By Licensee*

This form was presented on (date)_____

To_____
Name of Buyer(s) or Seller(s)

_____

by_____
Licensee's Name

on behalf of_____
Company/Agency

MREC Form#3 Revised 07/2006
Office Title Changed 09/2011

*To check on the license status of the real estate brokerage company or affiliated licensee go to www.maine.gov/professionallicensing. Inactive licensees may not practice real estate brokerage.*

# Maine's #1 YouTube Channel


**United Country Lifestyle Properties of Maine**

@lifestyleproperties · 85.5K subscribers · 1K videos

Maine Real Estate property listings | Interested in residential, land, recreational, hunting, ...more

lifestylepropertiesofmaine.com and 4 more links

United Country Real Estate
Lifestyle Properties of Maine

SUBSCRIBE

## Do you need to sell your Maine property?

Scan the code to learn how to get the most money for your property, with the least amount of hassle.

**Testimonial**

"We are extremely pleased with the service that we received from United Country Lifestyle Properties of Maine in marketing our farm property. They produced a very high quality video of our farm that got 63K views on their YouTube Channel that resulted in dozens of contacts from potential buyers and the eventual sale of our farm."

***Allen LeBrun,*** *Previous Client*

PROPERTY LOCATED AT: **Of Rte 212, Merrill, DE 19958**

# PROPERTY DISCLOSURE – LAND ONLY

Under Maine Law, certain information must be made available to buyers prior to or during preparation of an offer. This statement has been prepared to assist prospective buyers in evaluating this property. This disclosure is not a warranty of the condition of the property and is not part of any contract between Seller and any Buyer. Seller authorizes the disclosure of the information in this statement to real estate licensees and to prospective buyers of this property. The Seller agrees to provide prompt notice of any changes in the information and this form will be appropriately changed with an amendment date. Inspections are highly recommended.

**DO NOT LEAVE ANY QUESTIONS BLANK. STRIKE, WRITE N/A OR UNKNOWN IF NEEDED.**

## SECTION I – HAZARDOUS MATERIAL

The licensee is disclosing that the Seller is making representations contained herein.

A. UNDERGROUND STORAGE TANKS - Are there now, or have there ever been, any underground storage tanks on your property? ..... ☐ Yes ☐ No ☒ Unknown

If Yes: Are tanks in current use? ..... ☐ Yes ☐ No ☐ Unknown

If no longer in use, how long have they been out of service? _____

If tanks are no longer in use, have tanks been abandoned according to DEP? ..... ☐ Yes ☐ No ☐ Unknown

Are tanks registered with DEP? ..... ☐ Yes ☐ No ☐ Unknown

Age of tank(s): _____ Size of tank(s): _____

Location: _____

What materials are, or were, stored in the tank(s): _____

Have you experienced any problems such as leakage ..... ☐ Yes ☐ No ☐ Unknown

Comments: _____

Source of information: **seller**

B. OTHER HAZARDOUS MATERIALS - Current or previously existing:

TOXIC MATERIAL: ..... ☐ Yes ☐ No ☒ Unknown

LAND FILL: ..... ☐ Yes ☐ No ☒ Unknown

RADIOACTIVE MATERIAL: ..... ☐ Yes ☐ No ☒ Unknown

METHAMPHETAMINE: ..... ☐ Yes ☐ No ☒ Unknown

Comments: **N/A**

Source of information: **seller**

**Buyers are encouraged to seek information from professionals regarding any specific issue or concern.**



United Country Lifestyle Properties of Maine, 113 West Broadway Lincoln ME 04457 Phone 207.794.6164 Fax 207.794.6666 Taggart, Paul
Philip McPhail

## SECTION II – ACCESS TO THE PROPERTY

Is the property subject to or have the benefit of any encroachments, easements, rights-of-way, leases, rights of first refusal, life estates, private ways, trails, homeowner associations (including condominiums and PUD's) or restrictive covenants? ..... [X] Yes [ ] No [ ] Unknown

If Yes, explain: **benefitting right of way for access**

Source of information: **sellers deed**

Is access by means of a way owned and maintained by the State, a county, or a municipality over which the public has a right to pass?..... [ ] Yes [X] No [ ] Unknown

If No, who is responsible for maintenance? **owners who have right of way**

Road Association Name (if known): **none**

Source of information: **seller**

## SECTION III – FLOOD HAZARD

For the purposes of this section, Maine law defines "flood" as follows:

(1) A general and temporary condition of partial or complete inundation of normally dry areas from:(a) The overflow of inland or tidal waters; or (b) The unusual and rapid accumulation or runoff of surface waters from any source; or

(2) The collapse or subsidence of land along the shore of a lake or other body of water as a result of erosion or undermining caused by waves or currents of water exceeding anticipated cyclical levels or suddenly caused by an unusually high water level in a natural body of water, accompanied by a severe storm or by an unanticipated force of nature, such as a flash flood or an abnormal tidal surge, or by some similarly unusual and unforeseeable event that results in flooding as described in subparagraph (1), division (a).

For purposes of this section, Maine law defines "area of special flood hazard" as land in a floodplain having 1% or greater chance of flooding in any given year, as identified in the effective federal flood insurance study and corresponding flood insurance rate maps.

During the time the seller has owned the property:

Have any flood events affected the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: _____

Have any flood events affected a structure on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: _____

Has any flood-related damage to a structure occurred on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, explain: _____

Has there been any flood insurance claims filed for a structure on the property? ..... [ ] Yes [X] No [ ] Unknown

If Yes, indicate the dates of each claim: _____

Has there been any past disaster-related aid provided related to the property or a structure on the property from federal, state or local sources for purposes of flood recovery? ..... ☐ Yes ☒ No ☐ Unknown

If Yes, indicate the date of each payment: _____

Is the property currently located wholly or partially within an area of special flood hazard mapped on the effective flood insurance rate map issued by the Federal Emergency Management Agency on or after March 4, 2002? ..... ☐ Yes ☒ No ☐ Unknown

If yes, what is the federally designated flood zone for the property indicated on that flood insurance rate map? **N/A**

Relevant Panel Number: **N/A** Year: **N/A** (Attach a copy)

Comments: **N/A**

Source of Section III information: **seller and FEMA website**

## SECTION IV — GENERAL INFORMATION

Are there any shoreland zoning, resource protection or other overlay zone requirements on the property?..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: **shoreland zone along Huntley Brook**

Source of information: **public record**

Is the property the result of a division within the last 5 years (i.e. subdivision)? ☐ Yes ☒ No ☐ Unknown

If Yes, explain: **N/A**

Source of information: **deed**

Are there any tax exemptions or reductions for this property for any reason including but not limited to:

Tree Growth, Open Space and Farmland, Blind, Working Waterfront?..... ☒ Yes ☐ No ☐ Unknown

If Yes, explain: **tree growth**

Is a Forest Management and Harvest Plan available?..... ☐ Yes ☐ No ☒ Unknown

Has all or a portion of the property been surveyed?..... ☒ Yes ☐ No ☐ Unknown

If Yes, is the survey available?..... ☒ Yes ☐ No ☐ Unknown

Has the property ever been soil tested?..... ☐ Yes ☒ No ☐ Unknown

If Yes, are the results available?..... ☐ Yes ☒ No ☐ Unknown

Are mobile/manufactured homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Are modular homes allowed?..... ☒ Yes ☐ No ☐ Unknown

Source of Section IV information: **seller and deed**

Additional Information: **N/A**

PROPERTY LOCATED AT: **Of Rte 212, Merrill, DE 19958**

ATTACHMENTS CONTAINING ADDITIONAL INFORMATION:..... ☐ Yes ☒ No

Seller shall be responsible and liable for any failure to provide known information about property defects to Buyer. As Seller, I/we have provided the above information and represent that all information is correct.

| | |
|---|---|
| SELLER DATE<br>**Paul Taggart** | SELLER DATE |
| SELLER DATE | SELLER DATE |

I/We have read and received a copy of this disclosure and understand that I/we should seek information from qualified professionals if I/we have questions or concerns.

| | |
|---|---|
| BUYER DATE | BUYER DATE |
| BUYER DATE | BUYER DATE |

BOOK 6457 PG 112 # 2023005205
06/16/2023 09:31:00 AM
MELISSA L. RICHARDSON, REGISTER
AROOSTOOK COUNTY, ME SOUTH
E-RECORDED
Maine Real Estate Transfer Tax Paid

# QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS THAT, **TST, LLC**, a Maine Limited Liability Company, with a place of buisness in Lincoln, Penobscot County, State of Maine, for valuable consideration paid, the receipt and sufficiency whereof is hereby acknowledged, hereby GRANTS unto **Paul Taggart,** having a mailing address of 21525 Willow Lane, Lewes, DE 19958, with QUITCLAIM COVENANT, the land with any buildings thereon, situated in Merrill, County of Aroostook and State of Maine, described as follows:

**PROPERTY DESCRIBED IN "EXHIBIT A"**
**ATTACHED HERETO AND MADE A PART HEREOF**

Meaning and intending to convey the same premises conveyed to TST, LLC by virtue of deed of Michael N. Farias dated September 28, 2022 and recorded in the Aroostook County Registry of Deeds in Book 6376, Page 184.

IN WITNESS WHEREOF, TST, LLC has caused this instrument to be signed in its name by Thomas W. Gardner, Its Managing Member, thereunto duly authorized, this 12 day of June, 2023.

TST, LLC

BY: _____
Thomas W. Gardner
Managing Member

_____
Witness

State of Maine
County of Penobscot

June 12, 2023

Personally appeared before me the above named **Thomas W. Gardner,** in his capacity as Managing Member of TST, LLC and acknowledged the foregoing instrument to be his free act and deed, in his said capacity, and the free act and deed of TST, LLC.

Before me,

_____
Notary Public / Attorney at Law
Printed Name: _____
My Comm. Exp: _____

Betty J. Jordan
Notary Public - Maine
My Commission Expires
January 12, 2029

EXHIBIT A

PARCEL I:

A certain lot or parcel of land together with any improvements thereon situated on the southwesterly side of Route 212 in Merrill, Aroostook County, Maine and being LOT NO. 1 as the same is shown and depicted upon plan entitled "Dunn Lots" which is duly recorded in the Aroostook County Registry of Deeds in Plan Book 41, Page 151 B to which plan reference should be made for a more particular description.

The above referenced lot is conveyed together with the benefit of a 16 foot wide perpetual right of way and utility easement to be used in common with others for access to and egress from the above described lot as well as the introduction, maintenance, repair and replacement of all utility services, and being more particularly bounded and described as follows:

A certain perpetual right of way and utility easement to be used in common with others over the following described parcel of land:

Commencing at a point on the southwesterly right of way line of Route 212 near the east edge of an existing field road leading from Route 212 across the land conveyed to Michael G. Sawyer from George R. Sawyer and Jean G. Sawyer by deed dated January 30, 1987 and recorded in Book 1959, Page 349 of the Southern Aroostook Registry of Deeds, said point being 275.20 feet, more or less, northwesterly from the intersection of the east line of Lot 8, Range 3, with the southwesterly right of way line of Route 212;

Thence southwesterly on a course bearing S 55° 51' 13" W for a distance of 440.14 feet to a point;

Thence southwesterly on a course bearing S 63° 27' 04" W for a distance of 55.74 feet to a point;

Thence southwesterly on a course bearing S 77° 18' 14" W for a distance of 139.78 feet to a point;

Thence southwesterly on a course bearing S 82° 20' 45" W for a distance of 101.77 feet to a point;

Thence southwesterly on a course bearing S 70° 35' 59" W for a distance of 69.96 feet to a point;

Thence southwesterly on a course bearing S 49° 36' 01 "W for a distance of 91.44 feet to a point;

Thence southwesterly on a course bearing S 42° 15' 53" W for a distance of 203.05 feet to a point;

Thence southwesterly on a course bearing S 35° 19' 47" W for a distance of 266.15 feet to a point;

Thence southerly on a course bearing S 13° 40' 24" W for a distance of 163.95 feet, more or less, to the south line of the Sawyer property in Lot 8 Range 2;

Thence westerly along said south line on a course bearing N 72° 34' 04" W for a distance of 16.03 feet to a point;

Thence northerly on a course baring N 13° 40' 24" E for a distance of 165.96 feet to a point;

Thence northeasterly on a course bearing N 35° 19' 47" E for a distance of 270.18 feet to a point;

Thence northeasterly on a course bearing N 42° 15' 33" E for a distance of 205.05 feet to a point;

Thence northeasterly on a course bearing N 49° 36' 01" E for a distance of 95.43 feet to a point;

Thence northeasterly on a course bearing N 70° 35' 59" E for a distance of 74.57 feet to a point;

Thence northeasterly on a course bearing N 82° 20' 45" E for a distance of 102.71 feet to a point;

Thence northeasterly on a course bearing N 77° 18' 14" E for a distance of 137.13 feet to a point;

Thence northeasterly on a course bearing N 63° 27' 04" E for a distance of 52.74 feet to a point;

Thence northeasterly on a course bearing N 55° 51' 13" E for a distance of 437.09 feet, more or less, to the southerly right of way line of Route 212;

Thence southeasterly along the right of way line of Route 212 on a course bearing S 41° 15' 21" E for a distance of 16.12 feet to the point of beginning.

This description prepared from a survey by Swallow Associates. Land Surveying, 19 Water Street, Houlton, Maine performed on January 17, 2008.

Said right of way and utility easement is to be used in common with others with the cost of maintaining or repairing to be shared equally by those using the same.

The above described premises are also conveyed together with the benefit of a 50 foot wide right of way and utility easement to be used in common by the owners of Lots 1, 2, and 3 as the same is shown on said plan and more particularly described as follows:

Commencing at a point on the north line of the parcel described as Parcel IV conveyed by Francis P. Dunn to Dunn Real Estate Trust in a deed dated January 10, 1994 and recorded in Book 2649, Page 54 of the Southern Aroostook Registry of Deeds, said point being 646.55 feet on a course bearing S 72° 34' 04" E from a rebar set at the northwest corner of said Parcel IV;

Thence southwesterly on a course bearing S 26° 33' 09" W for a distance of 65.19 feet to a point;

Thence southwesterly on a course bearing S 62° 13' 48" W for a distance of 62.58 feet to a point;

Thence westerly on a course bearing N 72° 25' 35" W for a distance of 563.94 feet to a point;

Thence northwesterly on a course bearing N 33° 32' 08" W for a distance of 27.78 feet to a point;

Thence northerly on a course bearing N 02° 17' 10" W for a distance of 96.43 feet to a point;

Thence northwesterly on a course bearing N 49° 00' 30" W for a distance of 156.24 feet to a point;

Thence westerly on a course bearing N 70° 41' 54" W for a distance of 315.90 feet to a point;

Thence northwesterly on a course bearing N 48° 26' 06" W for a distance of 151.68 feet to a point;

Thence northwesterly on a course bearing N 34° 54' 11" W for a distance of 242.91 feet to a point;

Thence northwesterly on a course bearing N 22° 42' 56"W for a distance of 201.97 feet, more or less, to a point on the northerly line of Parcel III;

Thence westerly along said north line on a course bearing N 70° 28' 27"W for a distance of 67.54 feet to a point;

Thence southeasterly on a course bearing S 22° 42' 56" E for a distance of 274.54 feet to a point;

Thence southeasterly on a course bearing S 34° 54' 11" E for a distance of 213.68 feet to a point;

Thence southeasterly on a course bearing S 48° 26' 06" E for a distance of 187.15 feet to a point;

Thence easterly on a course bearing S 70° 41' 54" E for a distance of 316.16 feet to a point;

Thence southeasterly on a course bearing S 49° 00' 30" E for a distance of 125.07 feet to a point;

Thence southeasterly on a course bearing S 02° 17' 10" E for a distance of 88.82 feet to a point;

Thence southeasterly on a course bearing S 33° 32' 08" E for a distance of 59.41 feet to a point;

Thence easterly on a course bearing S 72° 25' 35" E for a distance of 602.48 feet to a point;

Thence northeasterly on a course bearing N 62° 13' 48" E for a distance of 89.31 feet to a point;

Thence northerly on a course bearing N 26° 33' 09" E for a distance of 99.56 feet to the north line of said Parcel IV;

Thence westerly along the north line of said Parcel IV on a course bearing N 72° 34' 04" W for a distance of 50.64 feet to the point of beginning.

Basis of bearings for this description is magnetic from compass observation of October 3, 2007.

This description prepared from a survey by Swallow Associates, Land surveying, 19 Water Street, Houlton, Maine performed on January 17, 2008.

The cost of maintaining and repairing said right of way shall be shared by the owners of said lots.

All of said easements and rights of way are shown on the recorded plan, "Dunn Lots" that is referenced above. All of the lots are conveyed subject to the notes and other matters set forth on said plan.

Said right of way and utility easement to be used in common with others for ingress to and egress from Lots 1, 2, and 3 as the same are shown and depicted upon plan entitled "Dunn Lots" which is duly recorded in the Aroostook County Registry of Deeds in Plan Book 41, Page 151 B as well as other property of Michael G. Sawyer and for the installation, maintenance, repair and replacement of all utility services with the right to enter onto said right of way with men, material and equipment to accomplish the same. The cost of maintaining said right of way to be shared by those using the same.

Grantee acknowledges that the land conveyed herein is taxed under the provisions of the Tree Growth Tax Law pursuant to Title 36, M.R.S.A. § 571 et seq. Grantee, as part consideration for this conveyance, by acceptance of this deed, covenants and agrees to take all steps necessary to qualify the property for tree growth tax status or to pay any and all penalties imposed by the taxing authority upon withdrawal of any portion of the property from tree growth tax status, said payment to be made to the taxing authority before or at the time of withdrawal.

PARCEL II:

An easement of right of way as depicted on Plan of "Dunn Lots" dated January 17, 2008 prepared by Swallow Associates, Land Surveying and recorded in the Southern District of the Aroostook Registry of Deeds in Book of Plans 41, Page 151 B and being further described as follows:

Conveyed by Michael W. Bolstridge, et al to Joseph P. Agostinelli, Jr. in Quitclaim Deed recorded on July 23, 1990 in said Registry in Vol. 2292, Page 221, in which deed said right-of-way is described as follows:

"a right of way sixteen (16) feet wide for all modes of travel across the above reserved parcel from said Rockabema Road to the herein conveyed premises, the easterly line of which is the easterly line of the above reserved premises."

Any and all rights, easements, privileges and appurtenances belonging to the within granted estate are hereby conveyed.